

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11336
<b>Location :</b>	Poreč
<b>Lot size :</b>	1226 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	16000 m
<b>Distance from airport :</b>	60 km
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 115.000 €

In a small Istrian village, located 17 km from Poreč and the sea, is this building land.

The village is situated on the western side of Istria, just 4 km from a town that offers all the necessary amenities for year-round living, including a school, kindergarten, health center, post office, shops, and restaurants.

The land is located on the edge of the construction zone and is surrounded by nature. The total area of the land is 1,226 m<sup>2</sup>, with 832 m<sup>2</sup> designated for construction and 395 m<sup>2</sup> for agricultural use. The plot is rectangular in shape and is ideal for building a holiday home or a family house. All necessary infrastructure is available up to the land.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.

